Premier Properties
Perth



# 1 Townhead, Auchterarder, PH3 1AH

## Offers Over £155,000

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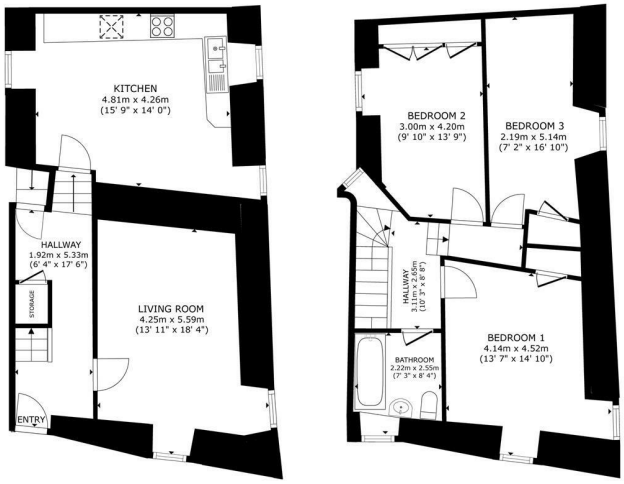
The property opens into a welcoming entrance hall, following through to a spacious lounge. The property also boasts a large kitchen/diner, providing ample storage and worktop space, ensuing cooking to be at ease.

Its layout is ideal for modern living, ensuring that every corner of the home is utilised effectively. Upstairs, there are three double bedrooms, all benefitting from built in storage. There is a well appointed family bathroom, completing the home.

Externally, there is the convenience of ample on street parking along with a single garage located to the rear of the property, creating the perfect space for storing larger items.

Situated in the picturesque town of Auchterarder, residents enjoy easy access to a variety of local amenities, including independent cafés, restaurants, a supermarket, and a health centre. The area is well-served by excellent transport links, making it convenient for commuting. Families will appreciate the highly regarded community campus with nursery, primary, and secondary schooling, as well as the nearby Auchterarder Golf Club and the world-famous Gleneagles Hotel, renowned for its exceptional golfing facilities. This property truly offers a perfect blend of modern living in a picturesque setting, making it an ideal choice for families, professionals, and retirees alike.

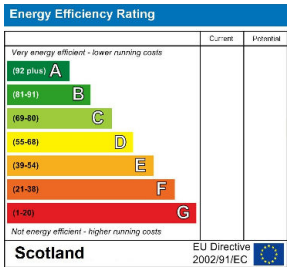
- End terrace house
- 3 Bedrooms
- 1 Bathroom
- Single garage
- Gas central heating
- On street parking
- Easy access to transport
- Close to all local amenities
- Viewing recommended

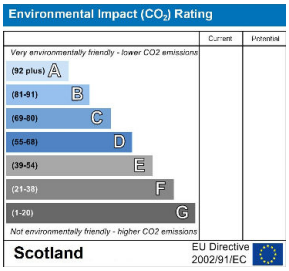



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GROSS INTERNAL AREA
FLOOR 1: 56.0 m² (602 sq.ft.) FLOOR 2: 56.1 m² (604 sq.ft.)
TOTAL : 112.1 m² (1,206 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.












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45 King Street, Perth, PH2 8JB
**T.** 01738 44 22 55 | **E.** sales@premierpropertiesperth.co.uk
**www.premierpropertiesperth.co.uk**